



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 7, 2022

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Preliminary Plat-Lake Victoria Phase V -

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff Recommends approval.

2. Final Plat-Ryan's Cove-Phase 3 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. Staff recommends approval.

3. Annexation Request & Zoning Designation -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Hwy. 40, W. and on the west side of Colerain Rd., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Rd. There is existing water and sewer access along GA Hwy. 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. Staff recommends approval.

4. Re-Zoning Request -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 & K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 E. Hilton Ave. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along E. Hilton Ave. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.

5. Final Plat-Lake Juniper-Phase 3 -

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3771)**

Meeting: 02/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3771

Preliminary Plat-Lake Victoria Phase V

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff Recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Lake Victoria Phase V- Preliminary Plat

Background: Lake Victoria Phase V is a single family residential development by Soncel, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Drive.

Zoning: PD/R-1

Summary:

The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

Attachment: Feb. 2022-Preliminary Plat-Lake Victoria-Phase V (3771 : Preliminary Plat-Lake Victoria Phase V)

\$250

220025

Feb. 2022

3.1.a

preliminary

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

- Your Name: ROGER BENNETT Phone: 912-673-8940
Address: 102 MARSH HARBOR PKWY SUITE 103, KINGSLAND
- Owner, if not same:
Name: SONCEL, INC
Address: PO BOX 3050, KINGSLAND, GA 31548
- What is your interest if you are not the owner?
AGENT
- Name of proposed subdivision: LAKE VICTORIA - PHASE V
- Location of subdivision: Neighborhood: THE LAKES
Street: SONCEL DRIVE
Parcel Number: 107078 Lot Number: _____
- Present zoning: PD/R-1
- Number of proposed lots: 10
- Area of proposed subdivision: 2.85 ACRES
- Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

- Date application was filed: 1/13/22
 - Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 - Checked by: Scott & James
 - Are Preliminary Plat and application complete? ☒ Yes () No
 - Correct fee paid? ☒ Yes () No () Not applicable
 - Date preliminary plat reviewed by Planning Commission: 2/7/22
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Feb. 2022-Preliminary Plat-Lake Victoria-Phase V (3771 : Preliminary Plat-Lake Victoria Phase V)

003852

Camden County, Georgia
Real Estate Transfer Tax

1128 245

STATE OF GEORGIA
Camden County

Paid \$ 245.24
Data April 4 2005
[Signature]
Deputy Clerk of Superior Court

I hereby certify that this instrument was filed for record in the Clerk's office, Superior Court, said County on the 4th day of April 2005 at 1:00 o'clock P.m. and recorded in Book No. 1128 Page 245-246 the 4th day of April 2005
[Signature]
DCSC

PREPARED BY OR AT THE DIRECTION OF:
CLIFTON R. HENRY, ESQUIRE
GILBERT, HARRELL, SUMERFORD & MARTIN, P.C.
777 GLOUCESTER STREET, SUITE 200
BRUNSWICK, GEORGIA 31520

EXECUTED IN CAMDEN COUNTY, GEORGIA

A CONVEYANCE, made this the 21st day of February, 2005 from SONDR A G. GILMAN, now known as SONDR A G. GONZALEZ-FALLA, a resident of Corpus Christi, Texas, as the First Party, to SONCEL, INC., a Georgia corporation, as the Second Party,

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash to First Party in hand paid by the Second Party, at or before the sealing and delivery of these presents, the receipt of which is confessed, and of other good and valuable consideration, the First Party hereby grants, bargains, sells and conveys unto the Second Party, its successors and assigns, the following described real property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE LAKES DEVELOPMENT, CITY OF KINGSLAND, 1606TH G.M.D., CAMDEN COUNTY, GEORGIA (BEING A PORTION OF LANDS DESCRIBED IN DEED BOOK 204, PAGE 409 (EX), PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LAKE WISTERIA - PHASE II, SECTION "A" (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 13, MAP NO. 43, PUBLIC RECORDS OF SAID COUNTY) AND RUN NORTH 73°-46'-25" WEST, A DISTANCE OF 235.75 FEET TO A POINT; RUN THENCE SOUTH 16°-13'-24" WEST, A DISTANCE OF 80.00 FEET TO A POINT; RUN THENCE NORTH 73°-46'-25" WEST, A DISTANCE OF 656.18 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 16°-13'35" EAST, A DISTANCE OF 603.71 FEET TO A POINT; RUN THENCE NORTH 17°-10'-44" WEST, A DISTANCE OF 551.69 FEET TO A POINT; RUN THENCE NORTH 17°-13'-45" EAST, A DISTANCE OF 619.20 FEET TO A POINT; RUN THENCE NORTH 04°-56'-29" WEST, A DISTANCE OF 657.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND COMPANY, INC.; RUN THENCE SOUTH 86°-41'-33" EAST, A DISTANCE OF 1217.13 FEET TO A POINT; RUN THENCE SOUTH 16°-13'-24" WEST, A DISTANCE OF 2568.50 FEET TO THE POINT OF BEGINNING.

THUS LAND DESCRIBED CONTAINS 49.93 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

TO HAVE AND TO HOLD the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the Second Party, its successors and assigns, forever in fee simple.

AND THE FIRST PARTY HEREBY WARRANTS and will forever defend unto the Second Party, its successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of all persons owning, holding or claiming by, through or under the First Party.

Attachment: Feb. 2022-Preliminary Plat-Lake Victoria-Phase V (3771 : Preliminary Plat-Lake Victoria Phase V)

1128 246

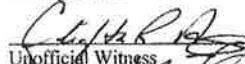
3

IN WITNESS WHEREOF, the First Party has hereunto signed, sealed, and delivered these presents
on this the day and year first above written.

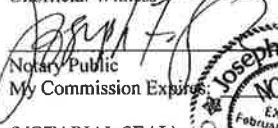


SONDRA G. GONZALEZ-FALLA (SEAL) 6

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public
My Commission Expires:
(NOTARIAL SEAL)



RECORDED APR 4 2005 
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

100

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3772)**

Meeting: 02/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3772

Final Plat-Ryan's Cove-Phase 3

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. Staff recommends approval.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Ryan's Cove – Phase 3 Final Plat

Background:

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 3 of Ryans Cove. The Laurel Island Plantation area of the city continues to be a popular place to live in the city. In other areas of the development, the developer has built upscale duplexes that have added to the overall appeal of the area. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019.

Zoning: PD-R2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning Director

Attachment: Feb. 2022-Final Plat-Ryan's Cove-Phase 3 (3772 : Final Plat-Ryan's Cove-Phase 3)

220026

Feb. 2022

3.2.a

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

- Your Name:** ROGER BENNETT **Phone:** 912-673-8940
Address: 102 MARSH HARBOUR PKWY SUITE 103, KINGSLAND, GA
- Owner, if not same:**
Name: LIVE OAK COASTAL HOMES LLC
Address: 100 MARSH HARBOUR PARKWAY, KINGSLAND, GA
- What is your interest if you are not the owner?**
AGENT
- Name of proposed subdivision:** RYAN'S COVE, PHASE 3
- Location of subdivision: Neighborhood:** LAUREL ISLAND
Street: MARSH HARBOUR PARKWAY
Parcel Number: 120 013 **Lot Number:** _____
- Present zoning:** PD-R2
- Number of proposed lots:** 19
- Area of proposed subdivision:** 10.32 AC.
- Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
- Signed:** Cornel K. Bennett Jr. (By TP) **Date:** 1/12/22

Part C - Planning Official Only

- Date application was filed:** 1/12/22
 - Was this at least 26 days before the Planning Commission meeting at which it will be reviewed?** ☒ Yes ☐ No
 - Checked by:** Scott & James
 - Are Final Plat and application complete?** ☒ Yes ☐ No
 - Correct fee paid?** ☒ Yes ☐ No ☐ Not applicable
 - Date final plat reviewed by Planning Commission:** 2/7/22
() Approved () Disapproved
- Conditions of approval or reasons for disapproval:** _____

Attachment: Feb. 2022-Final Plat-Ryan's Cove-Phase 3 (3772 : Final Plat-Ryan's Cove-Phase 3)

DOCH 004436
 FILED IN OFFICE
 7/16/2019 02:46 PM
 DK:1980 PG:550-552
 JOY LYNN TURNER
 CLERK OF SUPERIOR COURT
 CAMDEN COUNTY

 REAL ESTATE TRANSFER
 TAX PAID: \$600.00

PT-61 020-2019-001619

Please return to:
 Kinney & Kinney, LLC
 Attorneys at Law
 P. O. Box 7050
 St. Marys, GA 31558
 File 41262

STATE OF GEORGIA
 COUNTY OF CAMDEN

WARRANTY DEED

THIS INDENTURE, made this 1st day of June, 2019, between **Live Oak Acquisitions, LLC**, a Georgia limited liability company, of the first part, and **Live Oak Coastal Homes, LLC**, a Georgia limited liability company, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that lot, tract, or parcel of land lying and being in City of Kingsland, 1606th G. M. District, Camden County, Georgia, more particularly described as follows:

All of Parcels 505 and 506 as more fully and accurately shown and described on that plat of survey prepared by Privett and Associates, Inc., dated April 24, 2003, certified by Phillip Jackson, G.R.L.S. No. 2804, recorded in Plat Drawer 15, Map Nos. 51-64, Camden County, Georgia records.

41262

Attachment: Feb. 2022-Final Plat-Ryan's Cove-Phase 3 (3772 : Final Plat-Ryan's Cove-Phase 3)

BK:1980 PG:551

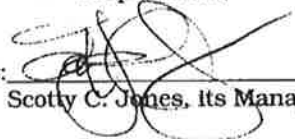
SUBJECT, NEVERTHELESS, to restrictive covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons whomsoever.

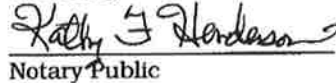
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year first above written.

Live Oak Acquisitions, LLC

By:  (SEAL)
Scotty C. Jones, Its Manager

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public



41262

Attachment: Feb. 2022-Final Plat-Ryan's Cove-Phase 3 (3772 : Final Plat-Ryan's Cove-Phase 3)

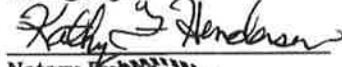
BK:1980 PG:552

The undersigned, being all of the Members of Live Oak Acquisitions, LLC,
hereby consent to the execution of this deed.


(SEAL)
Scotty C. Jones, Member of Live Oak
Acquisitions, LLC

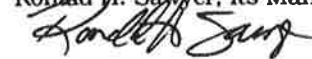
Signed, sealed, and delivered
in the presence of:


Witness

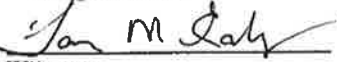

Notary Public



Laurel Island Holdings, LLC,
Member of Live Oak Acquisitions, LLC

By:  (SEAL)
Ronald M. Sawyer, Its Manager


Signed, sealed, and delivered
in the presence of:


Witness


Notary Public




Witness - Miles Hendrix

41262

Attachment: Feb. 2022-Final Plat-Ryan's Cove-Phase 3 (3772 : Final Plat-Ryan's Cove-Phase 3)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3773)

3.3

Meeting: 02/07/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3773

Annexation Request & Zoning Designation

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Hwy. 40, W. and on the west side of Colerain Rd., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Rd. There is existing water and sewer access along GA Hwy. 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
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Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Annexation Request and Zoning Designation

Background:

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approx. 20.14 acres located on the north side of Ga. Hwy. 40 W and on the west side of Colerain Rd., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Rd. There is existing water and sewer access along Ga. Hwy. 40.

Current Zoning: R-1- Single Family Residential (County) Parcel 070 055

A-F – Agricultural Forestry (County) Parcel 070 0043A

Summary:

The proposed annexation will bring in approx. 20.14 acres into the city and will establish a new commercial business and a water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map _____, Block _____, Parcel _____, has a street address of PARCEL ID # 070055 + 070043A, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R1 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 20.14 +/-

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 2 Future population: Business 2

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

Date 1/7/2022

Matthew Ben MAIT BERA
Signature (Signed and Printed) of Owner

1605 DRAYTON ROAD CORDELL, GA
Address of above Owner

SPECIALTY STRUCTURAL PRODUCTS, INC.
3101 S

Date _____

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

1/7/22
Date

Page One
Signature (Signed and Printed) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

Holland Wheeler
Witness

Catherine Hightower
NOTARY PUBLIC, State of Georgia
My commission expires: Nov 11, 2024
(NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

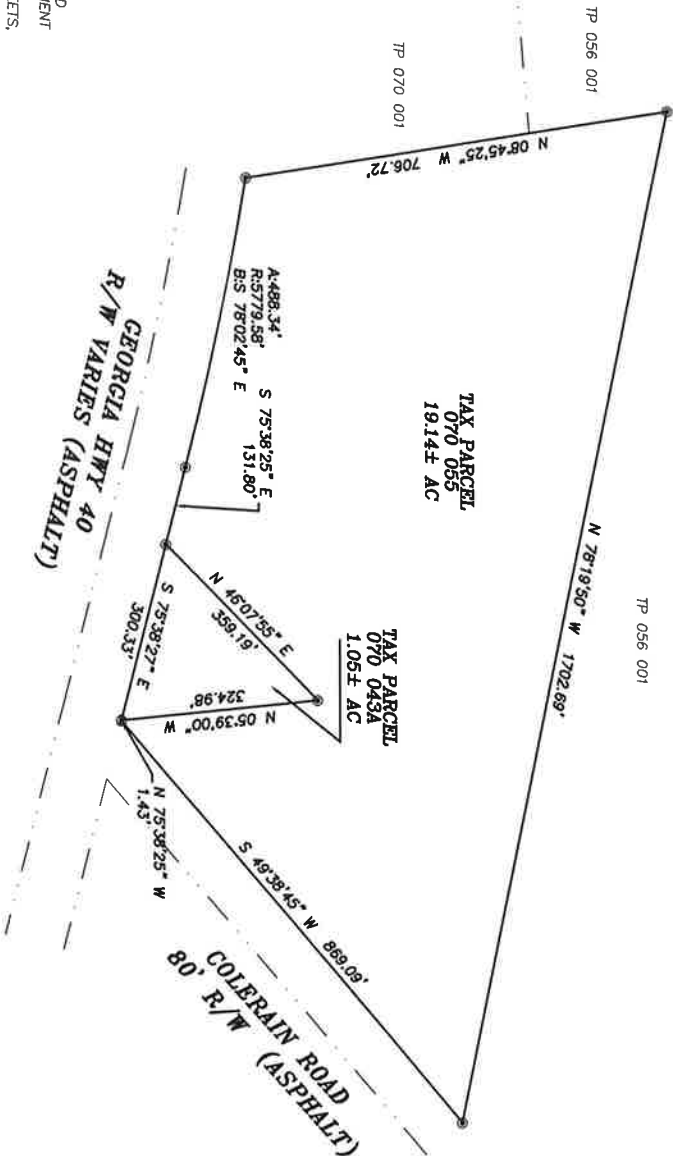
1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. THREE (3) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION.
3. THREE (3) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY AND ONE (1) COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

TO OPEN COMMERCIAL + RESIDENTIAL
TRUSS PLANT AS WELL AS RETAIL
+ CONTRACTOR LUMBER YARD.

SURVEY AT THE REQUEST OF:

????????????????

TAX PARCELS NO. 070 043A
AND 070 055,
CAMDEN COUNTY, GEORGIA



GENERAL NOTES:

1. THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND ANGULAR ADJUSTMENTS WERE MADE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 409.17 FEET.
3. THIS SURVEY WAS PERFORMED USING A SOKKIA ROBOTIC TOTAL STATION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
7. LOT INCLUDES A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT, SIDES, AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.
8. ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

- 1) PLAT BOOK 4, PAGE 75C2

OWNERS CERTIFICATION:

STATE OF GEORGIA, COUNTY OF CAMDEN

THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATED TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.

DATE _____ OWNER'S NAME _____

CERTIFICATION:

THIS PLAT IS A RETACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW M. JORDAN R.L.S. 3011

01/12/2022
DATE



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

CUMBERLAND
SURVEYORS

300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854 L.S.F. 882

DWG. BY: ET PM: ET
DWG. 01/12/2022 SURVEYED: 01/11/2022
JOB: 22008 1" = 200'

Legal Description – Parcels 070 043A & 070 055

COMMENCING AT AN IRON PIN FOUND IN THE NORTHWEST RIGHT OF WAY INTERSECTION OF COLERAIN ROAD AND GEORGIA STATE HIGHWAY 40, SAID PIN IS THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING PROCEED N 75-38-25 W, A DISTANCE OF 1.43' TO A POINT;

THENCE N 75-38-27 W, A DISTANCE OF 300.33' TO A POINT;

THENCE N 75-38-25 W, A DISTANCE OF 131.80' TO A POINT;

THENCE ALONG A CURVE HAVING THE CHORD BEARING OF N 78-02-45 W, AN ARC DISTANCE OF 488.34', AND A RADIUS OF 5779.58' TO A POINT;

THENCE N 08-45-25 W, A DISTANCE OF 706.72' TO A POINT;

THENCE S 78-19-50 E, A DISTANCE OF 1702.69' TO A POINT;

THENCE S 49-38-45 W, A DISTANCE OF 869.09' TO A POINT THAT IS THE POINT OF BEGINNING.



Overview



Legend

-  Parcels
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
- City Labels**

Parcel ID	070 055	Owner	PUTZ LAWRENCE JR & CAROL J	Last 2 Sales			
Class Code	Agricultural			Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		222 DEALS CIRCLE SOUTH	7/31/2007	0	MN	U
District	DIST		WOODBINE, GA 31569	3/19/2007	\$93450	LM	Q
	42 UNINCORPORATED SERVICE	Physical Address	n/a				
Acres	19.14	Assessed Value	Value \$97848				

(Note: Not to be used on legal documents)

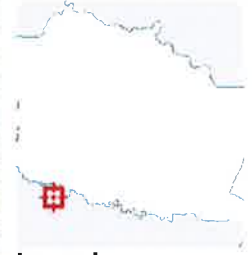
Date created: 1/12/2022

Last Data Uploaded: 1/12/2022 4:02:07 AM

Developed by 



Overview



Legend

-  Parcels
- USA Major Highways
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
 -  City Labels

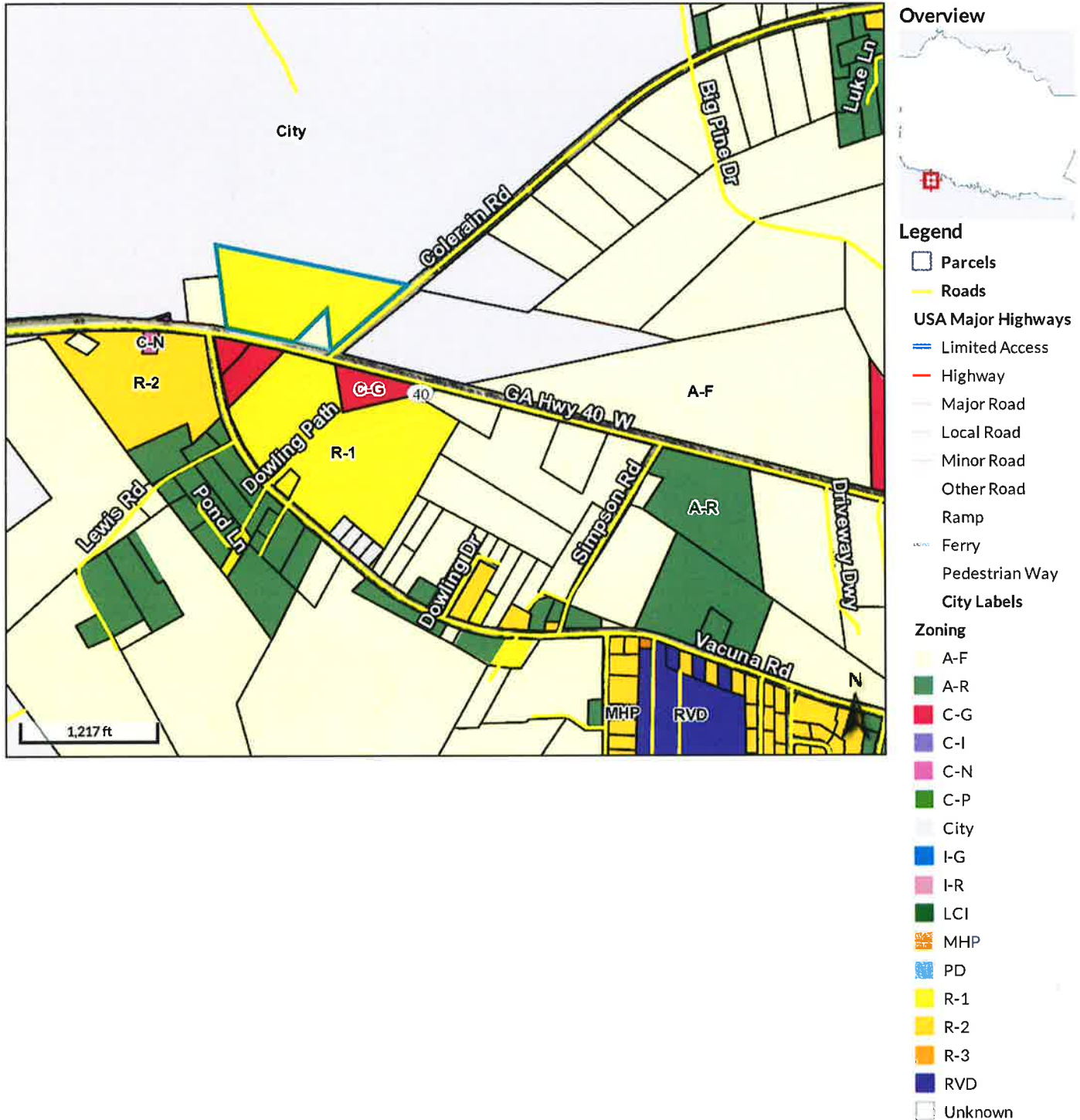
Parcel ID	070 043A	Owner	PUTZ LAWRENCE JR &	Last 2 Sales			
Class Code	Residential		CAROL J	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		222 DEALS CIRCLE SOUTH	7/31/2007	\$12000	LM	Q
District	DIST		WOODBINE, GA 31569	7/31/2007	\$242000	MN	U
	42 UNINCORPORATED SERVICE	Physical Address	n/a				
	DIST	Assessed Value	Value \$13226				
Acres	1						

(Note: Not to be used on legal documents)

Date created: 1/12/2022

Last Data Uploaded: 1/12/2022 4:02:07 AM

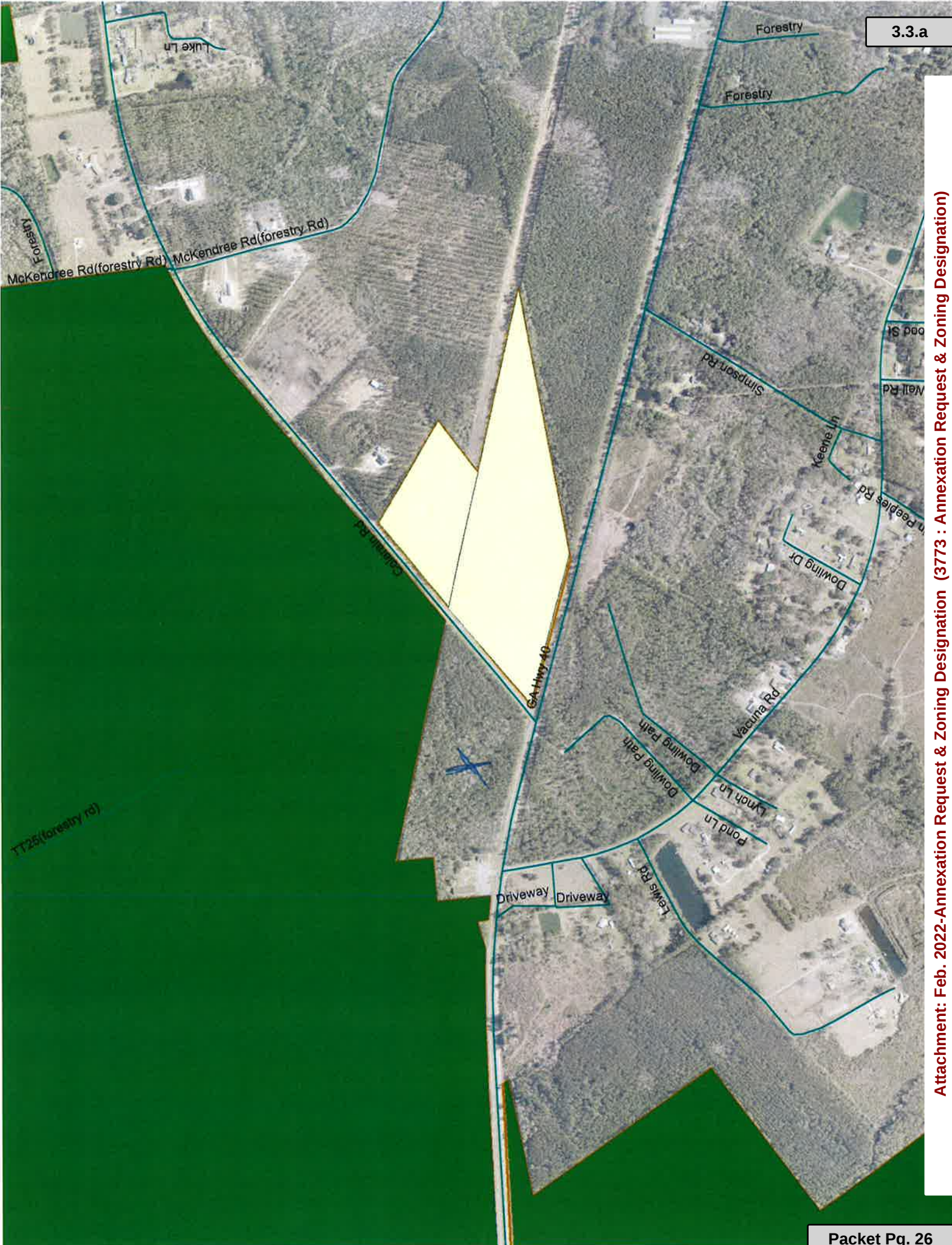
Developed by 



Parcel ID 070 055
 Class Code Agricultural
 Taxing District 42 UNINCORPORATED SERVICE DIST
 Acres 19.14

Owner PUTZ LAWRENCE JR & CAROL J
 222 DEALS CIRCLE SOUTH
 WOODBINE, GA 31569
 Physical Address n/a
 Assessed Value Value \$97848

Last 2 Sales		Reason	Qual
Date	Net Price		
7/31/2007	0	MN	U
3/19/2007	\$93450	LM	Q



City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 2/7, 2022, by virtue of a deed dated July 31, 2007, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1376, Page 00353.

Lawrence Putz Jr
Owner's Printed/Typed Name

Carol J. Putz
Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: 1-26-2022

[Signature]
Other Owner's Signature Date: 1/26/2022

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Matt Berg to act as Agent in submitting and representing the above identified application in my/our behalf.

[Signature]
Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Matt Berg _____
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Community Planning and Development

Received by: Ashley Kambach Date: 1/26/22

1376 00353

00095

Please return to:
 Gilbert, Harrell, Sumerford & Martin, P.C.
 Attorneys at Law
 P. O. Drawer 766
 St. Marys, GA 31558

CAMDEN COUNTY, GEORGIA
 REAL ESTATE TAX
 PAID
 \$42.50
 THE 15 AUG 2007
 2007 AUG 15 PM 4:10
 Clerk of Superior Court
 Susan L. Walcott

STATE OF GEORGIA

COUNTY OF CAMDEN

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2007, between
 CHARLES C. MILLER, JR., of the first part, and LAWRENCE PUTZ, JR. and
 CAROL J. PUTZ, joint tenants with right of survivorship, of the second part.

WITNESSETH: that the said party of the first part, for and in
 consideration of the sum of \$10.00 and other valuable considerations, in hand
 paid at and before the sealing and delivery of these presents, the receipt of
 which is hereby acknowledged, has granted, bargained, sold and conveyed, and
 by these presents does grant, bargain, sell and convey unto the said parties of
 the second part, their heirs and assigns, all those lots, tracts, or parcels of land
 lying and being in the 1606th G. M. District, Camden County, Georgia, more
 particularly described as follows:

TRACT ONE

All that tract of land containing 19.14 acres as more fully and
 accurately shown and described on that certain plat of survey by
 James Whitely Reynolds, Georgia Registered Land Surveyor No.
 2249, dated December 10, 1986, recorded in Plat Cabinet 1, File
 No. 151-D, Camden County, Georgia.

TRACT TWO

All of Tract 1-A, containing 1.05 acres, more or less, as more fully
 and accurately shown and described on that certain plat of survey
 by Matthew M. Jordan, Georgia Registered Land Surveyor No.
 3011, dated August 8, 2006, recorded in Plat Cabinet 4, Map No.
 75-C-2, Camden County, Georgia, records.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if
 any:

TO HAVE AND TO HOLD the said bargained premises, together with all

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3774)**

Meeting: 02/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3774

Re-Zoning Request

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 & K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 E. Hilton Ave. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along E. Hilton Ave. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Rezoning Request

Background:

Matt Ellis and Will Ellis has applied for a rezoning of parcels K1601 015 & K1601 014 containing a total of approx. 3.67 acres located at 307 and 451 E. Hilton Ave. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be rezoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

Summary:

The area surrounding the parcel is predominantly single family residential with a few large undeveloped properties along E. Hilton Ave. The rezoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be rezoned to C-2. There is sewer and water available to this immediate area.

Current Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval. Rezoning the property to C-2 would allow several type of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.

Scott L. Kimball
Planning Director



CITY OF KINGSLAND ZONING APPLICATION

Feb. 2022
\$350⁰⁰

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING R-1

EXISTING USE Construction Business

REQUESTED ZONING C-2

REQUESTED USE C-2

PROPERTY OWNER(S)

Name(s) Matt Ellis Will Ellis

Address _____

Phone No. 912-269-1734 (Work and/or home); Fax No. _____

☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal
Property Description: ~~451~~ Book 1111 pg 129-130

Property
Address: 307 and 451 E. Hilton Ave.

Tax Map Reference Number: K16 01 015 / K16 01 014 Zoning Map: R-1

Property Size: 3.67 total Property Frontage: 370 Feet

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

City of Kingsland Zoning Application
Page Two

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because has been used
as commercial since 1955

Would not be detrimental to property or persons in the area because no changes
will be made has been used this way for almost
70 years

Other Comments: Selling business & land

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request

NA

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NO

- (3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NA

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

NA

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

[Signature]
Owner

Matthew I W
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of February 7th, 2022, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Matt Ellis
in the amount of \$ 356.00.

City of Kingsland

BY: [Signature]

Date: 1/11/22

Planning & Zoning Administrator

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated Jan 11, 20020, by virtue of a deed dated 1-18-2005, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 111, Page 129-130.

Matthew P Ellis
Owner's Printed/Typed Name

Matthew P Ellis
Owner's Signature Date: 1-11-2022

William H. Ellis Jr
Other Owner's Printed/Typed Name

William H. Ellis Jr
Other Owner's Signature Date: 1-11-2022

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

William H. Ellis Jr
Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by: _____ Date: _____

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

STATE OF GEORGIA
Camden CountyCamden County, Georgia
Real Estate Transfer Tax
Paid \$ None
Date January 20, 2005
Kimberly Elbert
Deputy Clerk of Superior CourtI hereby certify that this instrument
was filed for record in the Clerk's
office, Superior Court, said County on
the 20th day of Jan, 2005
at 1:00 o'clock P.m. and recorded
in Book No. 111, Page 129-130
the 20th day of Jan, 2005
Kimberly Elbert
DCSCRETURN TO: ROBERT C. SWEATT, JR.
P.O. BOX 1117
KINGSLAND, GA 31548

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

THIS DEED WAS PREPARED BY THE LAW OFFICE OF ROBERT C. SWEATT, JR., P.C. NO TITLE SEARCH WAS
CONDUCTED PRIOR TO CLOSING AND NO REPRESENTATIONS NOR OPINIONS HAVE BEEN MADE OR GIVEN
WITH RESPECT TO THE MARKETABILITY OF THE TITLE TO THE PROPERTY CONVEYED HEREBY.STATE OF GEORGIA
COUNTY OF CAMDEN

1111 129

000722

EXECUTOR'S DEED UNDER POWER

THIS DEED, made this 18th day of January, in the Year of Our Lord Two Thousand Five, by and between CYNTHIA ANN ELLIS CREWS, as Executor of the Last Will and Testament of LILLIAN M. ELLIS, late of the County of Camden and State of Georgia, deceased, as party of the first part and WILLIAM H. ELLIS, JR. and MATT P. ELLIS, of the County of Camden and State of Georgia, as parties of the second part.

WITNESSETH:

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the party of the first part (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Camden County, Georgia), has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said parties of the second part, their heirs, executors and assigns, the following described real property, to-wit:

All those lots, tracts or parcels of land lying and being in the City of Kingsland, 1606th G. M. District, Camden County, Georgia, more particularly described as follows:

TRACT ONE

Beginning at an iron pipe in the northerly right-of-way line of Hilton Street located 473 feet east of the east line of Satilla Street, as measured along the northerly right-of-way line of Hilton Street; AND FROM SAID POINT OF BEGINNING, running in an easterly direction along the northerly right-of-way line of Hilton Street 100 feet to an iron pin; thence, at right angles, running in a northerly direction 135.5 feet to a pipe; thence, at right angles, running in a westerly direction 100 feet to a pipe; thence, at right angles, running in a southerly direction 135.5 feet to a pipe which is the point of beginning. Being the same property conveyed by Edmund Gross to Kenneth E. Ellis and Lillian M. Ellis by Warranty Deed dated April 2, 1954, recorded in Deed Book YY, page 370, Camden County, Georgia, records.

TRACT TWO

Beginning at an iron pin in the northerly right-of-way line of Hilton Street located 573 feet east of the easterly right-of-way line of Satilla Street, as measured along the northerly right-of-way line of Hilton Street; AND FROM SAID POINT OF BEGINNING, running North 11° 30' West 135.5 feet to a pipe corner; thence, running South 78° 30' West 100 feet to a pipe corner; thence, running North 11° 30' West 136.5 feet to a pipe; thence, running North 78° 30' East 175 feet to an iron pin; thence, running South 11° 30' East 272 feet to an iron pin in the northerly right-of-way line of Hilton Street; thence, running South 78° 30' West along the northerly right-of-way line of Hilton Street 75 feet to an iron pin which is the point of beginning. Being more fully and

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

1111 130

accurately shown and described on that certain plat of survey by R. W. Sheffield, Georgia Registered Land Surveyor No. 396, dated March 12, 1956, recorded in Deed Book 52, page 196, Camden County, Georgia, records.

TRACT THREE

Beginning at an iron pin in the northerly right-of-way line of Hilton Street located 648 feet east of the easterly right-of-way line of Satilla Street, as measured along the northerly right-of-way line of Hilton Street; AND FROM SAID POINT OF BEGINNING, running North 78° 30' East along the northerly right-of-way line of Hilton Street 200 feet to a point; thence, at right angles, running in a northerly direction 382 feet to a point; thence, at right angles, running in a westerly direction 525 feet to a point; thence, at right angles, running in a southerly direction 110 feet to a point in the northerly line of lands now or formerly of by J. D. Peebles, thence, at right angles, running in an easterly direction 325 feet to a point; thence running South 11° 30' East 272 feet to an iron pin which is the point of beginning. Being the same property conveyed by Warranty Deed from Edmund Gross to Mrs. K. E. Ellis dated March 3, 1978, recorded in Deed Book 136, page 615, Camden County, Georgia, records.

Subject to all valid and enforceable restrictive covenants, reservations and easements of record applicable thereto.

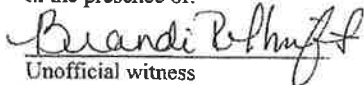
LESS AND EXCEPT any prior conveyances.

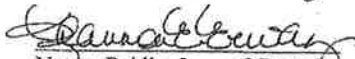
TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the second part, their heirs, executors and assigns, forever, in FEE SIMPLE: In as full and ample a manner as the same who held, possessed and enjoyed, or might have been held, possessed or enjoyed, by the said deceased.

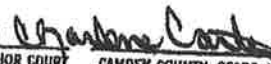
IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year first above written.

 (SEAL)
CYNTHIA ANN ELLIS CREWS,
as Executor aforesaid

Signed, sealed and delivered
in the presence of:


Unofficial witness

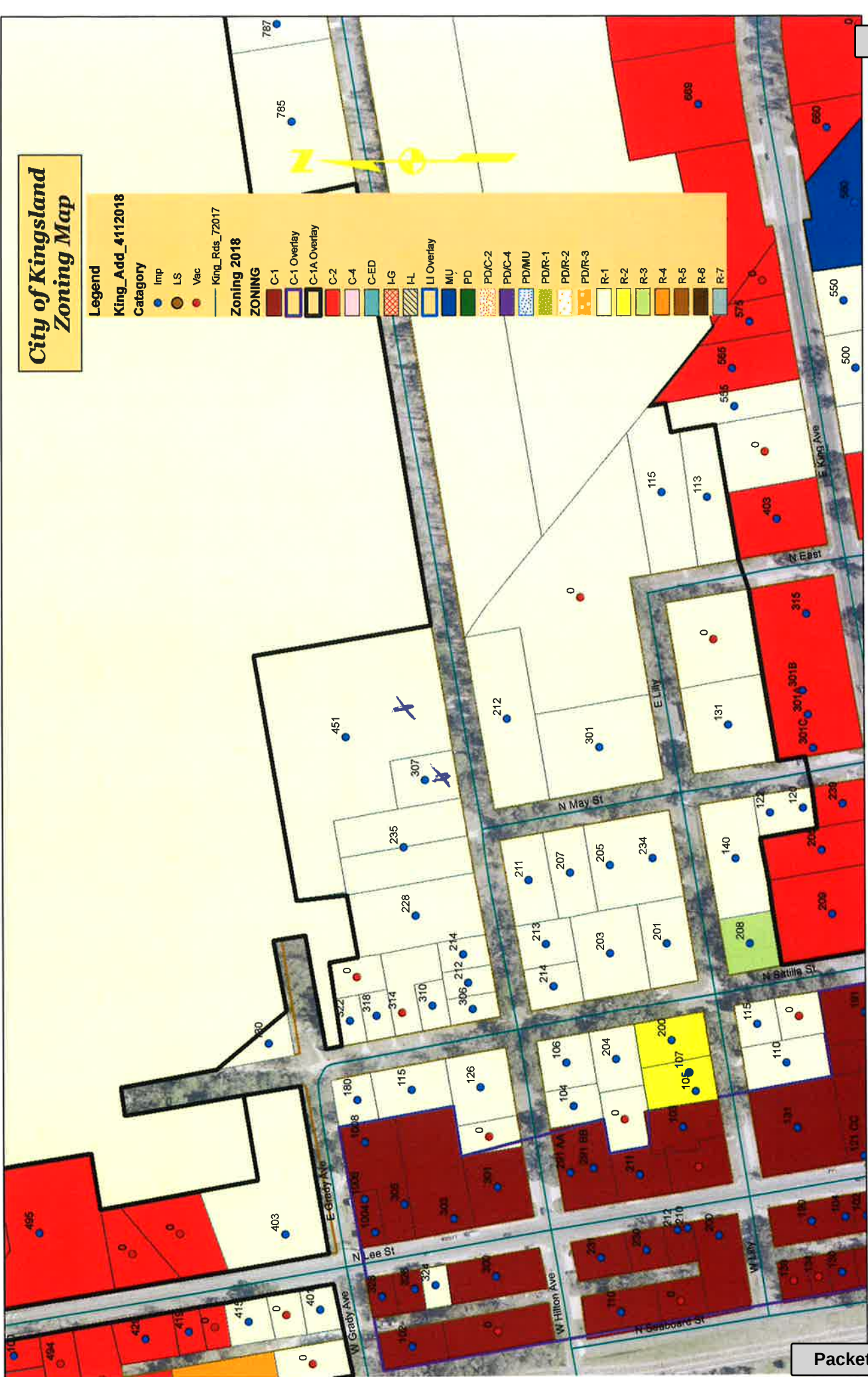

Notary Public, State of Georgia
my comm. exp. 12/23/05

RECORDED JAN 20 2005 
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)

City of Kingsland Zoning Map

Legend	
King_Add_4112018	
Category	
Imp	
LS	
Vac	
King_Rds_72017	
ZONING	
C-1	
C-1 Overlay	
C-1A Overlay	
C-2	
C-4	
C-ED	
LG	
HL	
LI Overlay	
MU	
PD	
PD/C-2	
PD/C-4	
PD/MU	
PD/R-1	
PD/R-2	
PD/R-3	
R-1	
R-2	
R-3	
R-4	
R-5	
R-6	
R-7	





Overview



Legend

- ☐ Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	K1601015	Owner	ELLIS WILLIAM H JR & MATT P	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 1478	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/18/2005	0	FY	U
	KINGSLAND	Physical Address	451 E HILTON AVE	12/1/1994	0	NM	U
Acres	3.36	Assessed Value	Value \$116090				

(Note: Not to be used on legal documents)

Date created: 1/11/2022

Last Data Uploaded: 1/11/2022 3:48:27 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Feb. 2022-Re-Zoning Request (3774 : Re-Zoning Request)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3778)

3.5

Meeting: 02/07/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3778

Final Plat-Lake Juniper-Phase 3

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Lake Juniper Phase 3- Final Plat

Background: Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approx. 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

Summary: All engineering and planning reviews have been completed and approved for The Phase 3. The developer will follow the previously amended PD with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Feb. 2022 Final Plat-Lake Juniper-Phase 3 (3778 : Final Plat-Lake Juniper-Phase 3)

Feb. 2022 220042

3.5.a

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. **Your Name:** Jeff Foster - AKM Surveying, Inc. **Phone:** 912-729-1507
Address: P.O. Box 5730 St. Marys, Ga 31558
2. **Owner, if not same:**
Name: Lake Manor West, LLC
Address: 140 Lakes Blvd. Kingsland Georgia 31548
3. **What is your interest if you are not the owner?**
Agent for Owner
4. **Name of proposed subdivision:** Lake Juniper - Phase 3
5. **Location of subdivision: Neighborhood:** The Lakes
Street: Verano St.
Parcel Number: 107 005 001 **Lot Number:** _____
6. **Present zoning:** PD-R1
7. **Number of proposed lots:** 24
8. **Area of proposed subdivision:** 9.13 Acres
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. **Signed:** [Signature] **Date:** 1/27/22

Part C - Planning Official Only

1. **Date application was filed:** 1/27/22
 2. **Was this at least 26 days before the Planning Commission meeting at which it will be reviewed?** () Yes ☒ No ok per Lee spell.
 3. **Checked by:** Scott & James
 4. **Are Final Plat and application complete?** () Yes ☒ () No
 5. **Correct fee paid?** ☒ Yes () No () Not applicable
 6. **Date final plat reviewed by Planning Commission:** 2/7/22
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Feb. 2022 Final Plat-Lake Juniper-Phase 3 (3778 : Final Plat-Lake Juniper-Phase 3)

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